



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

SUBDIVISION APPLICATION

rev. 09/24/2013

Lot Split Preliminary Final (with X mark)

PROPERTY OWNER

Name: GRAND Communities
Address: 6602 EAST 75TH ST. SUITE 400 INDIANAPOLIS IN 46250
Daytime Phone: (317) 489-7016
Email: mbridwell@fisherhomes.com

APPLICANT

Name: SAME AS OWNER
Address:
Daytime Phone:
Email:

ENGINEER (Must be Registered Professional Engineer in the State of Ohio)

Name & Company: CIVIL & ENVIRONMENTAL CONSULTANT
Address: 250 OLD WILSON BRIDGE SWIR 258 WORTHINGTON OH 43085
Daytime Phone: (614) 545-1269
Email: BBURKHART@cecinc.com
Ohio Registration Number: 74701

Location of Subject Property: TERMINUS at Conna Avenue
Subdivision Name: The Villages of Westchester Section 10 Part 2
Number of Acres: 0.533
Number of Buildable Lots: 28
Reserve Lots: 1

The submitted subdivision application shall conform with Chapter 1121 of the Canal Winchester Subdivision Regulations.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Property Owner's or Authorize Agent's Signature (with handwritten signature)

Date: 5-15-18

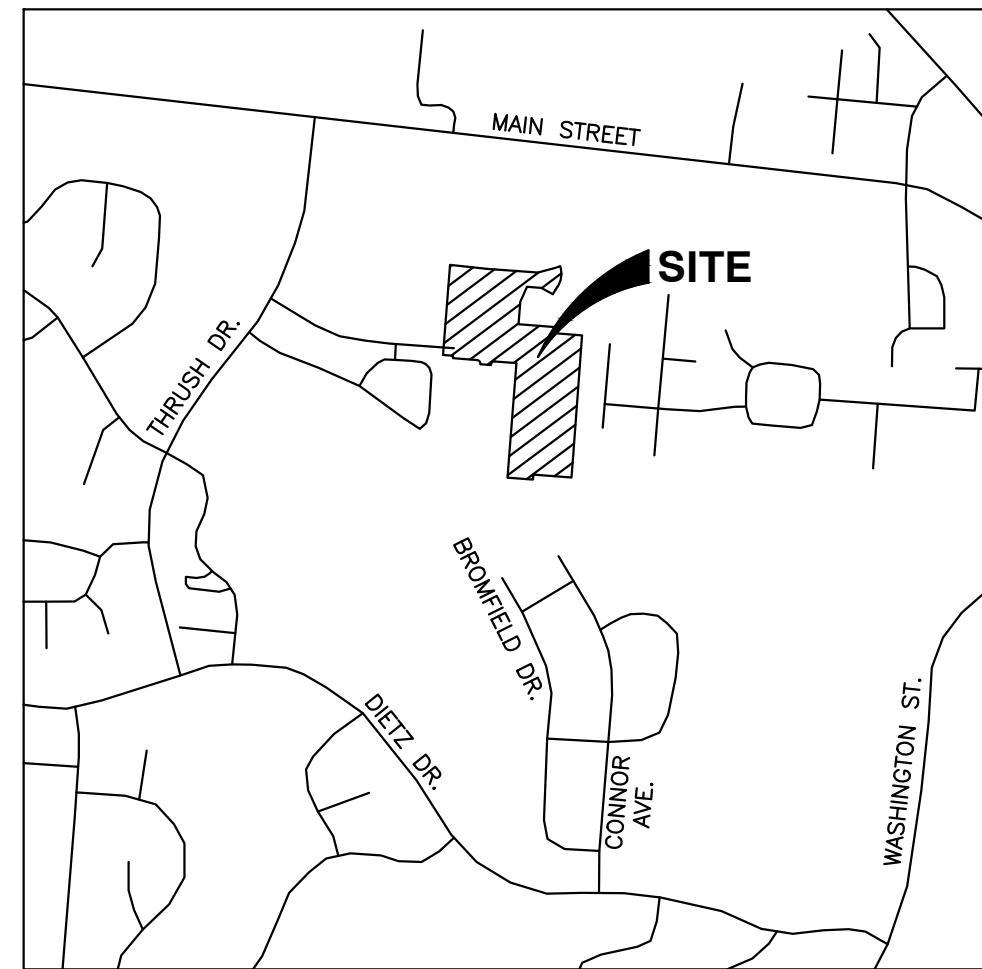
DO NOT WRITE BELOW THIS LINE

Date Received: 5/15/18 Fee: \$ 490.00 Tracking Number: FS-18-002
P&Z Public Hearing: 5/11/18 Paid [checked] Council Public Hearing:
Recommendation Approval Denial Action Approval Denial
Expiration Date:
Council Ordinance No.:

\* paid \$480 on 5-16
\* Paid \$10 on 5/29

# THE VILLAGES AT WESTCHESTER SECTION 10 PART 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,  
SECTION 30, TOWNSHIP 15, RANGE 20 EAST OF THE SCIOTO RIVER  
CONGRESS LANDS



VICINITY MAP  
SCALE: 1"=1,000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, AND LOCATED IN SECTION 30, TOWNSHIP 15, RANGE 20, CONGRESS LANDS EAST OF SCIOTO RIVER, CONTAINING 10.533 ACRES OF LAND, MORE OR LESS, SAID 4.632 ACRES BEING OUT OF THAT 13.689 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD OF RECORD IN INSTRUMENT NO. 201612160173734, AND 5.901 ACRES BEING OUT OF THAT 25.455 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD OF RECORD IN INSTRUMENT NO. 201706280088119, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LTD, A KENTUCKY LIMITED PARTNERSHIP, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS **"THE VILLAGES AT WESTCHESTER, SECTION 10, PART 2"**, A SUBDIVISION CONTAINING LOTS NUMBERED 718-745 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CONNOR AVENUE, CONNOR COURT, CORMORANT WAY, AND BROMFIELD DRIVE, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN SAID 25.455 ACRE TRACT OF LAND OWNED BY GRAND COMMUNITIES, LTD, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENT" PARAGRAPH.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, (F/K/A GRAND COMMUNITIES LTD) A KENTUCKY LIMITED PARTNERSHIP BY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

**SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:**

**GRAND COMMUNITIES, LLC**  
(F/K/A GRAND COMMUNITIES, LTD)  
A KENTUCKY CORPORATION

BY: \_\_\_\_\_  
TODD E. HUSS  
PRESIDENT

**COMMONWEALTH OF KENTUCKY  
COUNTY OF BOONE:**

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY GRAND COMMUNITIES, LLC., (FKA GRAND COMMUNITIES LTD) A KENTUCKY LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, FISCHER DEVELOPMENT COMPANY, BY AND THROUGH TODD E. HUSS, ITS PRESIDENT, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
PLANNING & ZONING ADMINISTRATOR,  
CITY OF CANAL WINCHESTER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
CHAIRMAN,  
PLANNING & ZONING ADMINISTRATOR,  
CITY OF CANAL WINCHESTER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
CITY ENGINEER,  
CITY OF CANAL WINCHESTER

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY ORDINANCE NO. \_\_\_\_\_ RIGHTS-OF-WAY FOR CONNOR AVENUE, CONNOR COURT, CORMORANT WAY, AND BROMFIELD DRIVE, HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY ACCEPTED AND APPROVED AS SUCH BY THE CITY OF CANAL WINCHESTER, OHIO.

\_\_\_\_\_  
MAYOR, CITY OF CANAL WINCHESTER

\_\_\_\_\_  
CLERK OF COUNCIL,  
CITY OF CANAL WINCHESTER

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

AT \_\_\_\_\_ M.

FEE \$ \_\_\_\_\_

FILE NO. \_\_\_\_\_

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_

**ZONING:**

AT THE TIME OF PLATTING, THE PROPERTY BEING PLATTED HEREON IS ZONED "PLANNED UNIT DISTRICT (PUD)" - ADJOINING ZONING SHOWN ON SHEETS 2 AND 3

**BASIS OF BEARINGS:**

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE EASTERLY LINE OF 13.689 ACRE TRACT AS SHOWN IN INSTRUMENT NUMBER 201612160173734 AS BEING SOUTH 04°28'49" WEST.

**SOURCE OF DATA:**

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**IRON PINS:**

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

**PERMANENT MARKERS:**

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH AN ALUMINUM CAP BEARING THE INITIALS "CEC INC".

**CERTIFICATION:**

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DRAFT

MARK ALAN SMITH \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. S-8232

NO.	DATE	DESCRIPTION

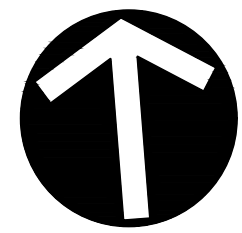
**CEC**  
**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

**THE VILLAGES AT WESTCHESTER  
CITY OF CANAL WINCHESTER  
FRANKLIN COUNTY, OHIO**

<p><b>THE VILLAGES OF WESTCHESTER SECTION 10 PART 2</b></p>	<p>DATE: MAY 2018 DRAWN BY: JEC DWG SCALE: N/A PROJECT NO: 162-435 APPROVED BY: MAS</p>
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DRAWING NO.: \_\_\_\_\_  
**PLAT**  
SHEET 1 OF 3

F:\2016\162-435-Survey\Draw\162435-501-PLAT-SEC 10-PH 2.dwg | OF 3 | LS(SA/2018 - kasmh) - LP: 5/24/2018 9:54 AM



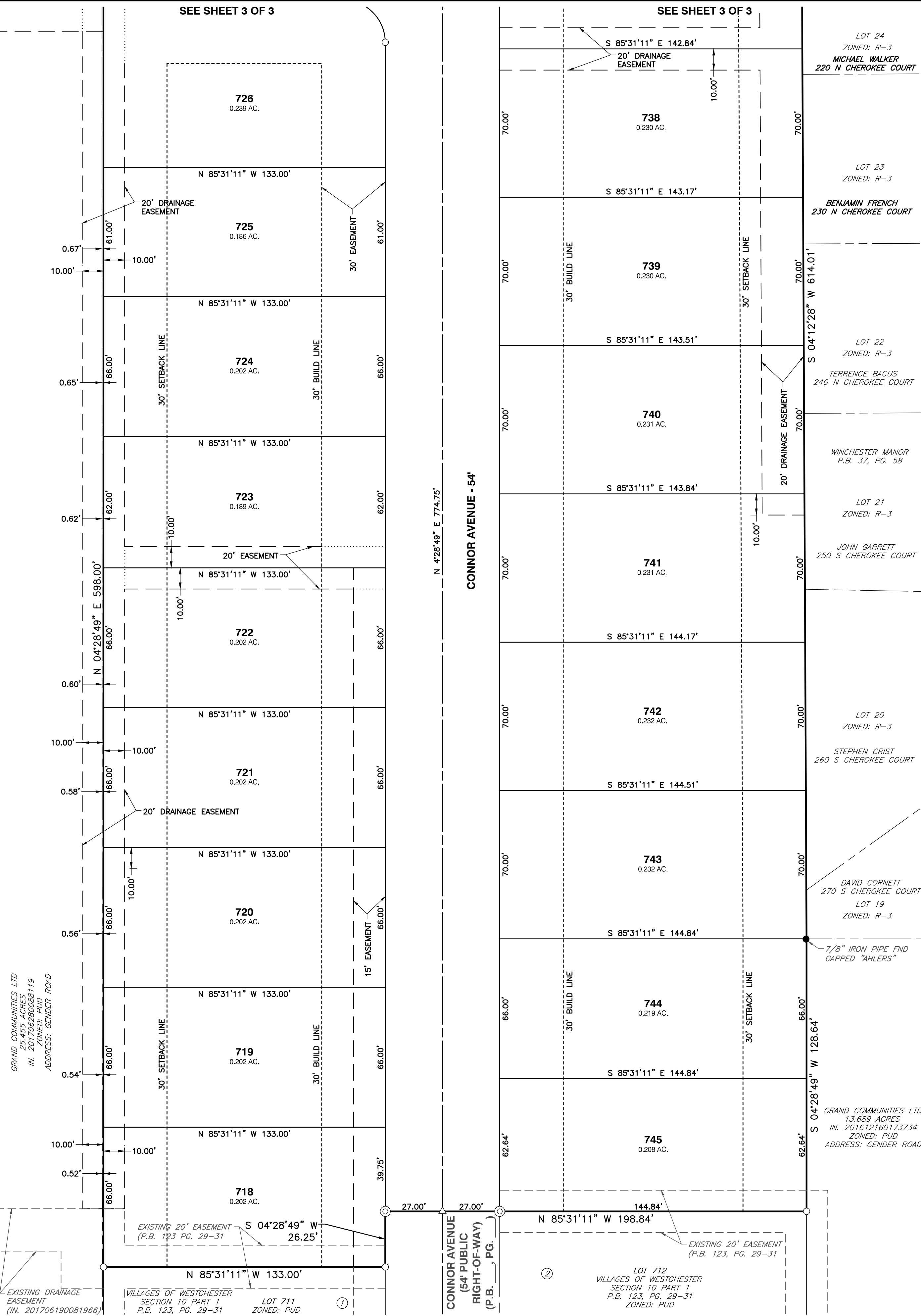
NORTH

SCALE IN FEET



SEE SHEET 3 OF 3

SEE SHEET 3 OF 3



NOTE "A": AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, "THE VILLAGES AT WESTCHESTER SECTION 10, PART 2", ARE IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT, AREAS OUTSIDE OF 0.2% CHANCE FLOODPLAIN), AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0454K WITH EFFECTIVE DATE OF JUNE 17, 2008.

NOTE "B": ACREAGE BREAKDOWN
TOTAL ACREAGE: 10.533 ACRES
ACREAGE IN LOTS 718-745 INCLUSIVE: 5.750 ACRES
ACREAGE IN RESERVE "A": 3.104 ACRES
ACREAGE IN RIGHT-OF-WAYS: 1.679 ACRES

NOTE "C": AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "THE VILLAGES AT WESTCHESTER SECTION 10, PART 2" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE "D": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAY, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING, AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING. THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "E": A PORTLAND CEMENT CONCRETE SIDEWALK, FOUR FEET IN WIDTH, SHALL BE CONSTRUCTED/INSTALLED BY THE BUILDER OF THE HOUSE ALONG THE STREET FRONTAGE OF EACH LOT IN THE VILLAGES AT WESTCHESTER SECTION 10, PART 2". THE SIDEWALK SHALL BE LOCATED IN THE STREET RIGHT-OF-WAY.

NOTE "F": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "G": RESERVE "A" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY THE VILLAGES AT WESTCHESTER HOMEOWNERS ASSOCIATION FOR OPEN SPACE. AN EASEMENT FOR DRAINAGE AND UTILITY PURPOSES SHALL BE GRANTED TO THE CITY OF CANAL WINCHESTER FOR THE PURPOSE OF THE MAINTENANCE OF DRAINAGE FEATURES AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS DEVELOPMENT.

NOTE "H": THE STREAM PRESERVATION AREA SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATURAL STATE OF SAID AREA SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM AND/OR WETLAND PRESERVATION AREA TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID AREA WAS CREATED.

ADDITIONAL RESTRICTIONS INCLUDE:

- 1. NO DUMPING OR BURNING REFUSE.
2. NO HUNTING OR TRAPPING.
3. NATURAL RESOURCES OF THE AREA SHALL REMAIN UNDISTURBED AND NO TOPSOIL, SAND GRAVEL, OR ROCK SHALL BE EXCAVATED, REMOVED OR GRADED.
4. NOTHING SHALL BE PERMITTED OR OCCUR ON THE PREMISES WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND AND NO TREES SHALL BE CUT OR REMOVED, EXCEPT FOR THE REMOVAL OF SUCH DEAD, DISEASED, NOXIOUS, OR DECAYED TREES OR VEGETATION WHICH MAY BE REQUIRED FOR CONSERVATION OR SCENIC PURPOSES, OR FOR REASONS OF PUBLIC SAFETY.
5. NO PRIVATE ENCROACHMENTS SHALL BE PERMITTED, SUCH AS, BUT NOT LIMITED TO, PLANTING OF FLOWERS, SHRUBS, GARDEN MATERIAL, ETC. DUMPING OF TRASH OR DEBRIS, OR THE INSTALLATION OF ANY TYPE OF RECREATION OR OTHER FACILITY OR CONVENIENCE.

NO ROADWAY OR ANY FACILITY OF ANY PUBLIC UTILITY OTHER THAN EXISTING ROADWAYS AND PUBLIC UTILITY FACILITIES OR THOSE OUTLINED IN THE ORIGINAL PLAN SHALL BE PERMITTED TO BE CONSTRUCTED OR INSTALLED IN THE PREMISES.

NOTICE IS HEREBY GIVEN TO THE OWNERS OF ALL OF THE LOTS IN THE THE VILLAGES AT WESTCHESTER SUBDIVISION THAT THE CITY OF CANAL WINCHESTER, OHIO, SHALL BE HELD HARMLESS FOR ANY ISSUES AND/OR IMPACTS ARISING FROM THE AREA DELINEATED AND SHOWN HEREON AS STREAM PRESERVATION AREA" INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINAGE, INSECT CONTROL OR WET SOIL CONDITIONS.

1 FISCHER HOMES COLUMBUS II LLC
CONNOR AVENUE

2 JUDITH L. BEERY
7328 CONNOR AVENUE

- I.P. FOUND
MAG NAIL FOUND
I.P. SET
PERMANENT MARKER SET
MAG NAIL SET

REVISION RECORD table with columns for NO, DATE, and DESCRIPTION.

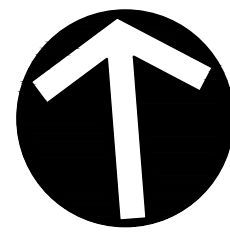
Civil & Environmental Consultants, Inc. logo and contact information: 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085

THE VILLAGES AT WESTCHESTER
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

THE VILLAGES AT WESTCHESTER SECTION 10 PART 2 table with columns for DATE, DRAWN BY, CHECKED BY, PROJECT NO., and APPROVED BY.

DRAWING NO.: PLAT SHEET 2 OF 3

Vertical text on the left margin: P:\2016\162-435-Survey\Draw\162435-501-PLAT-SEC 10-PH 2.dwg [2 of 3] LS(S/24/2018 - kramm) - LP: 5/24/2018 11:57 AM



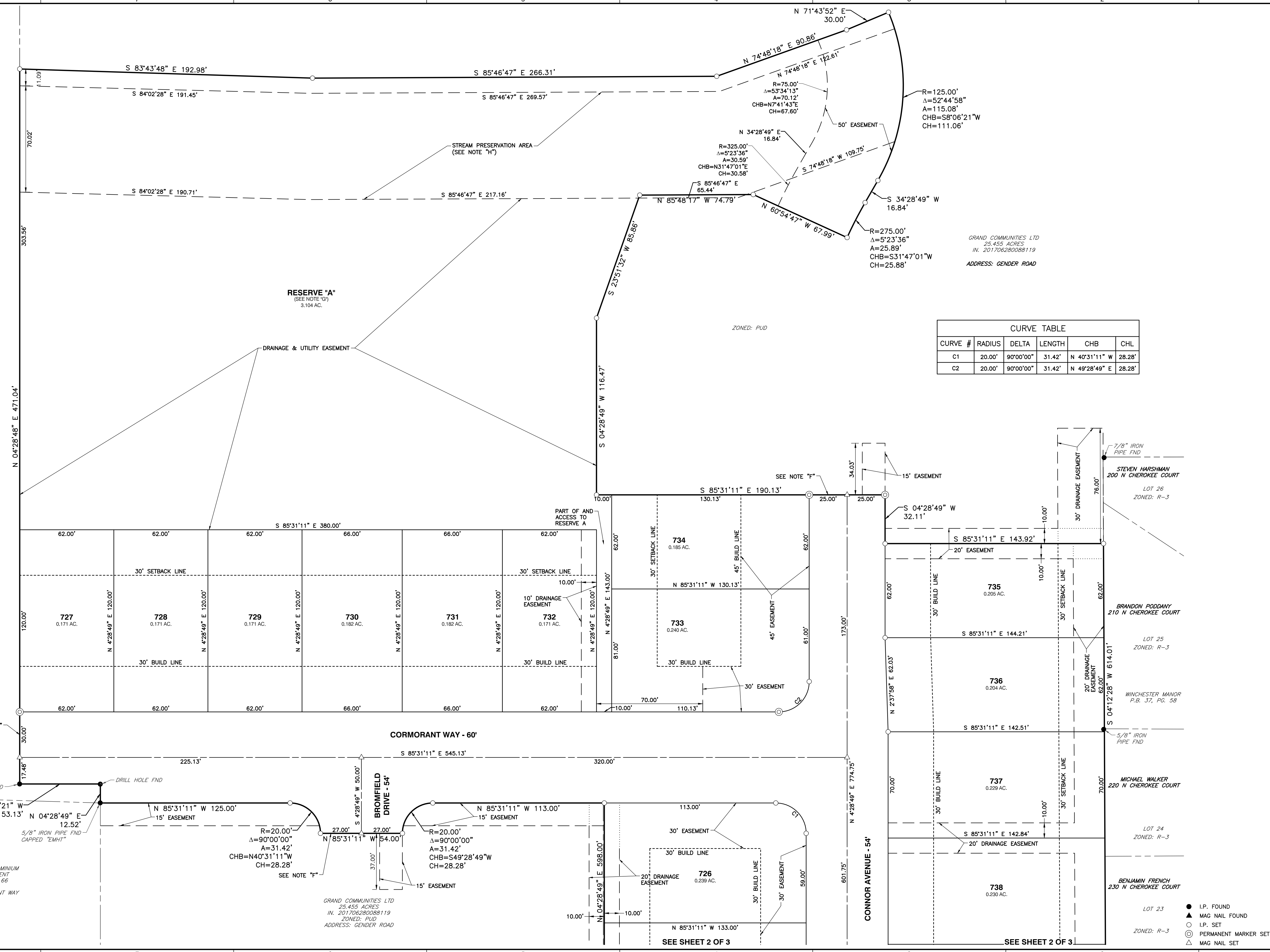
NORTH

SCALE IN FEET  
0 30 60

P:\2016\162-451-Survey\Drawings\162451-501-PLAT-SEC 10-PH 2.mxd 3 of 3] LS(5/24/2018 - kasmth) - LP: 5/24/2018 11:42 AM

ROCKFORD HOMES, INC.  
19.150 ACRES  
IN. 200210090253060  
ZONED: PUD  
ADDRESS: GENDER ROAD

EAGLE RIDGE CONDOMINIUM  
SECOND AMENDMENT  
C.P.B. 146, PG. 66  
ZONED: PUD  
ADDRESS: CORMORANT WAY



GRAND COMMUNITIES LTD  
25.455 ACRES  
IN. 201706280088119  
ADDRESS: GENDER ROAD

CURVE TABLE						
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL	
C1	20.00'	90°00'00"	31.42'	N 40°31'11" W	28.28'	
C2	20.00'	90°00'00"	31.42'	N 49°28'49" E	28.28'	

NO	DATE	DESCRIPTION

**C&E**  
**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
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www.cechinc.com

**THE VILLAGES AT WESTCHESTER**  
**CITY OF CANAL WINCHESTER**  
**FRANKLIN COUNTY, OHIO**

**THE VILLAGES AT WESTCHESTER**  
**SECTION 10 PART 2**  
DATE: MAY 2018 DRAWN BY: JEC  
DWG SCALE: 1"=30' CHECKED BY: MJA  
PROJECT NO: 162-435  
APPROVED BY: MAS

DRAWING NO.: **PLAT**  
SHEET 3 OF 3

- I.P. FOUND
- ▲ MAG NAIL FOUND
- I.P. SET
- ⊙ PERMANENT MARKER SET
- △ MAG NAIL SET